



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
APRIL 26, 2022
9:00 A.M.**

**Cumulative Attendance
2/2022 through 1/2023**

Board Members

		<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	P	3	0
Chris Evert, Vice Chair	P	3	0
Justin Beachum	P	2	1
Julie Lurie	A	0	3
Michael Madfis	A	2	1
William Marx	P	3	0
Terry Nolen	P	3	0

Alternates

Lakhi Mohnani [until 9:05]	P	2	1
Kyle Sawchuk	A	0	3

Staff Present

Kymberlee Curry Smith, Board Attorney
Marie Arias, Administrative Assistant
Katie Williams, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hassan, Assistant City Attorney
Tasha Williams, Administrative Supervisor
Yvette Cross-Spencer, Administrative Assistant
Alejandro DelRio, Building Inspector
Nash Madic, Building Inspector
Jorge Martinez, Building Inspector
Leonardo Martinez, Building Inspector
Jose Saragusti, Building Inspector
Jamie Oppert, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE21110104: Alexis Wagner; Jennifer McCollister
BE20050004: Miberline Pierre
BE21090001: Soraha Denis; Irwin Denis
BE21120038: Paul Simpson
CE19081611: Alberto Polanco; Liliana Lopez
BE21080112: William Herrera; Adrian Lane
BE21020069: Miguel Pilgram
BE21120034: Sonia Agarwal

BE21110057: Tommy Bolden
BE21070288: Edward Esquivel
BE21090007: Edward Bohne
CE21030793: Anthony Lowe
BE21120050: Daniella Soledad
BE21090005: Almeida Virissimo
BE21110055: Jean Carlos Gaviria
BE21090206: Joseph Caruso

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: **BE21080112**
1021 SW 22 AVE
HERRERA, WILLIAM

This case was first heard on 1/25/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the window permit was issued but the kitchen remodel permit was still in process.

Adrian Lane, owner, requested 28 days for the kitchen permit. Inspector Martinez did not object.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21120034**
1500 NW 18 CT
DASH PROJECT INC

Service was via posting at the property on 4/8/22 and at City Hall on 4/12/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WOOD FENCE AND POOL.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Sonia Agarwal said she had the pool permit. Officer Saragusti agreed. Ms. Agarwal said the fence was on the property when they purchased it and she was still seeking a contractor. She requested more than 28 days.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **CE19081611**
977 NW 53 ST
961 NW 53 LLC

This case was first heard on 6/22/21 to comply by 9/28/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said the permits were in process.

Iliana Lopez, property manager, requested 28 days. Alberto Polanco, tenant, said he would meet with the City engineer

later in the day to review the plans and paperwork. Officer Martinez did not object to the request.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21090005**
2821 SW 13 CT
LAZARIDES, STEVEN

This case was first heard on 2/22/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported all permits were in plan review and recommended a 63-day extension.

Almeido Virissimo thanked the City.

Motion made by Ms. Evert, seconded by Mr. Beachum to grant a 63-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **CE21110104**
320 SW 13 ST
MCCOLLISTER, JENNIFER
WAGNER, ALEXIS

This case was first heard on 2/22/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner had applied for some permits.

Alexis Wagner requested a 60-day extension. He said the prior owner had agreed to close out the permits within four months of closing but had not.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21110055**
3430 GALT OCEAN DR
THE COMMODORE CONDO APTS INC

Service was via posting at the property on 4/6/22 and at City Hall on 4/12/22.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
SHORING AT THE GARAGE LEVEL

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. He said the permit application was in process.

Jean Carlos Gaviria, contractor's representative, said they were working toward approval with Broward County. Inspector Martinez said the work was done pursuant to the 40-year certification.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/22, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21090007**
2416 N ATLANTIC BLVD
HURT, DANIEL MICHAEL

This case was first heard on 1/25/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported there had been no progress since January.

Edward Bohne, contractor's representative, said their permit expeditor had retired and in the transition the case had been dropped. He requested a 63-day extension. Inspector Martinez did not object to the request.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21090206**
3624 NE 25 TER
CLARK, FREDRICK A

Service was via posting at the property on 4/5/22 and at City Hall on 4/12/22.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
NEW PAVER DRIVEWAY, PVC FENCE AND ACCESSORY STRUCTURE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Joseph Caruso, contractor's representative, said an engineering firm had been hired and they had performed a survey for the pavers. He said permits were in process.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21090001**
496 W MELROSE CIR
DENIS, SORAH E

This case was first heard on 3/22/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, recommended a 28-day extension.

Irwin Denis described the changes he had needed to make to the permit application and requested 63 days. Inspector Saragusti did not object.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 63-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **CE21030793**
2450 NW 31 AVE
LOWE, ANTHONY L & EVADNE

This case was first heard on 9/28/21 to comply by 11/23/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, said the property was in compliance as of April 20, 2022 and recommended reducing the amount owed to \$175 to cover administrative costs.

Anthony Lowe described what he had done to comply.

Alejandro DelRio, Building Inspector, pointed out that the work must still pass inspection.

Motion made by Ms. Evert, seconded by Mr. Marx to impose a fine of \$175 for the time the property was out of compliance. In a voice vote, motion passed 5-0.

The Board took a brief recess.

Case: **BE21120038**
648 PENNSYLVANIA AVE
DORMEUS, WILSON
PIERRE, MARIE D

Service was via posting at the property on 4/7/22 and at City Hall on 4/12/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW KITCHEN, BATHROOM, ADDITION IN THE BACK YARD, NEW A/C, ELECTRICAL BOXES, SHED AND SHUTTERS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Paul Simpson, contractor, said they were having plans drawn for the permit application.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21110057**
1501 NW 5 ST
BOLDEN, TOMMY

This case was first heard on 2/22/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The

property was not in compliance.

Jose Saragusti, Building Inspector, reported no permit application had been submitted and recommended a 28-day extension.

Tommy Bolden said the contactor had pulled permits but not picked them up yet. He requested 28 days.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21020069**
1448 NW 6 ST
MARGLIP INVESTMENTS LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 28-day extension.

Miguel Pilgram requested 28 days.

Motion made by Ms. Evert, seconded by Mr. Beachum to grant a 28-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21120050**
2621 NE 13 CT
GS LEEWARD LLC

Service was via posting at the property on 3/25/22 and at City Hall on 4/12/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
NEW WATER HEATER. PLASTIC SHED. NEW SINK INSTALLED ON THE EXTERIOR.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. He said the shed had been removed and the permit applications submitted.

Daniella Soledad requested 63 days.

Motion made by Ms. Evert, seconded by Mr. Nolen to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE20050004**
367 W DAYTON CIR
PIERRE, MIBERLINE V

This case was first heard on 3/23/21 to comply by 5/25/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, said the change of use had been issued and the permits were in process and

recommended a 63-day extension.

Miberline Pierre requested 63 days.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21070288**
2160 SW 16 CT
ESQUIVEL, TAMARA SUE

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the permit was in plan review and corrections had been required since 2/2/22.

Edward Esquivel, the owner's husband, requested 63 days. He said the contractor had a liver transplant. Inspector Martinez did not object.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21120118**
701 NE 17 WAY
FOLKER, MONIKA

Service was via posting at the property on 4/5/22 and at City Hall on 4/12/22.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
1. ACCESSORY STRUCTURE
2. PERGOLA

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said permits were in process.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE22010016**
1324 NE 15 AVE
MORYASSEF, DAN

Service was via posting at the property on 4/8/22 and at City Hall on 4/12/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW WINDOWS AND DOORS, NEW KITCHEN

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 5/24/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21060082**
1600 POINSETTIA DR
VEST, AUSTIN
CARROLL, JAMES ET AL

This case was first heard on 1/25/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the new contractor was supposed to attend this hearing but had not. He recommended setting the case for a Massey hearing.

The Board took no action.

Case: **BE21080069**
420 SW 18 AVE
LE, CHRIS

This case was first heard on 1/25/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported there had been no corrections to the permit since the applications were submitted in September 2021. The owner's representative claimed to have the revisions but had not submitted them yet. The representative had also indicated the original contractor had died and they needed to change the contractor on the permit. Inspector Martinez recommended scheduling the case for a Massey hearing.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21060093**
1400 SW 18 CT
EHMKE, PAULA JEAN & RICHARD

This case was first heard on 2/22/22 to comply by 4/26/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21100138**
403 SW 11 AVE
HEISSNER, ZACHARY G

This case was first heard on 2/22/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended setting the case for a Massey hearing.

The Board took no action.

Case: **BE21100149**
120 NW 16 ST
NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRUSTEE

This case was first heard on 1/25/22 to comply by 2/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance but permit applications had been submitted. He recommended a 28-day extension.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 28-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **CE19050105**
1110 PARK DR
BURNETTE, VALERIE L &
THOMAS, IRENE E

This case was first heard on 1/26/21 to comply by 4/27/21. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting no fine be imposed.

Jorge Martinez, Building Inspector, recommended no fine be imposed.

Motion made by Mr. Marx, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed 5-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Nolen, seconded by Mr. Beachum to enter the closed and withdrawn cases listed on page 11 of the agenda into the record. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Nolen, seconded by Mr. Beachum, to approve the minutes of the Board's March, 2022 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

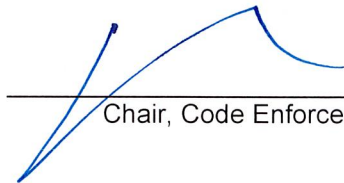
None

There being no further business to come before the Board, the meeting adjourned at 10:06 AM.
a.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.